



**City of Oakley
Planning Division**

3231 Main Street
Oakley, CA 94561
(925) 625-7000

NOTICE OF DETERMINATION

To: Contra Costa County Clerk-Recorder
P.O. Box 350
Martinez, CA 94553

From: City of Oakley
Planning Division
3231 Main Street
Oakley, CA 94561

To: State Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Contact: Joshua McMurray
Community Development Director
Phone: (925) 625-7000

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

State Clearing House Number: 2019029113

Project Title: Oakley Logistics Center Project

Project Applicant: North Point Development
12977 North Forty Drive, Suite 203
St. Louis, Missouri 63141
Attn: Jed Momot (816) 384-2293

Project Location: The proposed project would develop approximately 150 acres of the project site, located on Bridgehead Road north of Main Street and the Burlington Northern Santa Fe (BNSF) railroad, with entrance provided by Wilbur Avenue. Surrounding existing land uses include commercial and industrial uses to the west, vacant land to the south, a mobile home park southwest, vacant land to the east, and the San Joaquin River Delta and Lauritzen Yacht Harbor to the north.

Project Description: The proposed project would include construction of five buildings across the project site ranging in size from 150,000 square feet (sf) to 642,960 sf for a total of approximately 1,985,304 sf. The proposed project would include demolition of the existing structure and utility remnants and construction of the proposed buildings over two phases. Specific uses for the proposed buildings would be subject to site-specific development standards in the proposed Planned Unit Development. Access to the project site would be provided by a main entrance located at the intersection of Wilbur Avenue and Bridgehead Road and two secondary access points on Bridgehead Road. The proposed project would include the widening of Bridgehead Road from the site boundary with the PG&E property to the south, north to the site boundary with the Lauritzen Yacht Harbor storage property. Furthermore, Wilbur Avenue would be extended eastward by approximately 1,170 feet into the project site. Both the widened portion of Bridgehead Road as well as the extension of Wilbur Avenue would be dedicated to the City as public roadways, along with A Street, B Street, C Street, and D Street within the project site. Additional off-site improvements associated with the proposed project would include construction of a new sew pump station at Wilbur Avenue, a new six-inch force main within Bridgehead Road, and improvements at the existing Bridgehead Pump Station and Bridgehead Force Main. The City Council certified the Environmental Impact Report, adopted the Mitigation Monitoring and Reporting Program, and approved the Oakley Logistics Center Project with the following entitlements on December 17, 2019:

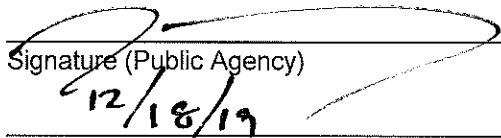
- Approval of a General Plan Amendment (GP 04-18) to amend the land use designation from Light Industrial/Business Park/Utility Energy to Light Industrial;
- Approval of a General Plan Amendment to remove the proposed extension of Live Oak Avenue from General Plan Figure 3-1, Circulation Diagram;
- Approval of a Rezone (RZ 08-18) from Specific Plan (SP-3) to Planned Unit Development (P-1);
- Approval of Final Development Plan;
- Approval of a Design Review (DR 12-18);

- Approval of a Tentative Subdivision Map to create 11 parcels (TM 05-18);
- Approval of a Tree Removal Permit; and
- Approval of a Development Agreement (DA 01-18).

This is to advise that the City of Oakley has approved the above described project on December 17, 2019 and has made the following determinations regarding the above described project.


1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of approval of this project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A Statement of Overriding Consideration [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the Environmental Impact Report and record of project approval is available to the General Public at the City of Oakley, Planning Division, 3231 Main Street, Oakley, California 94561.



 Signature (Public Agency)
 12/18/19

 Date



 Title
 12/18/19

 Date Received for Filing at OPR

Governor's Office of Planning & Research

DEC 18 2019

AFFIDAVIT OF FILING AND POSTING

STATE CLEARINGHOUSE

I declare that on _____ I received and posted this notice as required by California Public Resources Code Section 21152. Said notice will remain posted for 30 days from the filing date.

 Signature

 Title